

Established



1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

**To Let**

DRN

**91 High Street, Totnes TQ9 5PB**



## **Approximately 23.9sq.m (257 sq.ft) Ground Floor**

A well presented lock up shop available on the busy and in fashion Totnes High Street.

Available by way of a new 6 year full repairing lease.

**£7,850 per annum**

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL

Tel: 01626 353881 Email: [commercial@rendells.co.uk](mailto:commercial@rendells.co.uk)

### SITUATION:

The premises are on the High Street approached through the very attractive Narrows a short distance from the car parks. Totnes is a busy and affluent town with the majority of retail being private independent shops. The town enjoys a large rural catchment, there is also a good volume of visitors to the town throughout the year.

### ACCOMMODATION:

**FRONT RETAIL AREA:** 3.3m x 4.7m

Through the glazed entrance door with two large glazed double fronted windows.

Stepping down into the front main retail area.

**REAR RETAIL AREA** 2.1m x 4.0m

To the rear is a partially enclosed retail area.

### WC & KITCHENETTE

Separate WC and a sink area with draining board and facilities.

### SERVICES:

Mains metered electricity, mains metered water and drainage connected.

### ENERGY PERFORMANCE CERTIFICATE:

Band – B (48)

### THE LEASE:

Available by way of a new full repairing lease, being for 6 years with a rent review every 3<sup>rd</sup> year. There is to be no break clause, with part two of the landlord and tenant act 1954 'contracted out'.

### DEPOSIT:

A deposit equivalent to 3 months' rent shall be held.

### RATEABLE VALUE:

Rateable value £7,300 (1<sup>st</sup> April 2023 to present)

100% small business rate relief available

### RENT:

The rent will be £7,850 exclusive of VAT.

The commercial unit use is as a shop.

There is no annual service charge.

Building insurance is charged by way of apportionment.

### COSTS:

There is no ingoing for the lease. Half the Landlords legal costs upon drafting the new lease shall be met by the incoming Tenant.

### LOCAL AUTHORITY:

South Hams District Council, Follaton House,  
Plymouth Road, Totnes. TQ9 5NE Tel: 01803 861234

### DIRECTIONS:

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### VIEWING:

Viewing can be arranged by prior appointment with the agents. Please contact Rendells Newton Abbot 01626 353881 or email [commercaill@rendells.co.uk](mailto:commercaill@rendells.co.uk) ref JJB.

